



## Apartment in Aglantzia For Sale

📍 Nicosia, Aglantzia

#58353





ΠΡΟΣΟΧΗ/  
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<b>Price</b>	€215,000 +VAT	<b>Type</b>	Apartment
<b>Bedrooms</b>	2	<b>Bathrooms</b>	2
<b>Covered</b>	82 m <sup>2</sup>	<b>Roof garden</b>	22 m <sup>2</sup>
<b>Covered veranda</b>	19 m <sup>2</sup>	<b>Year of Construction</b>	2025
<b>Status</b>	Under construction	<b>Energy efficiency rating</b>	A
<b>Floor</b>	Top floor / 3	<b>Area</b>	Nicosia, Aglantzia

## Description

This Modern, new project comprises 6 two-bedroom apartments and 3 one-bedroom apartments. Situated in Aglantzia area, it's conveniently close to the center of Nicosia, the University of Cyprus, and provides easy access to the highway.

In the design phase, special emphasis was placed on the functionality of the apartments, featuring elegant and timeless designs. Additionally, careful consideration was given to the selection of exterior finishes, ensuring harmony and aesthetic appeal. These features make the apartments a secure investment choice due to their prime location and residential desirability. Moreover, they boast high specifications, including:

Energy Efficiency Class A

High specification ceramics and sanitary ware.

Installation of granite on kitchen countertops.

Three-dimensional design according to customer needs for all carpentry.

Air conditioning installation.

Provision for installation of electric heating elements.

Thermal insulated aluminium windows with double glazing.

Installation of pressure water system, solar panels, and water heater.

Installation of Photovoltaics in 2-bedroom apartments and provision in the rest.

Glass railing on balconies.

Motion detector in common indoor and outdoor areas of the building.

Intercom in all apartments and entry with card and code.

Fenced building with controlled access.

Installation of external electric shutters (Shutters) in bedrooms.

Smart water heater switch with WIFI activation.

Automation of 3 circuits for lights and sockets.

Fireproof exterior doors.

Accessible for people with disabilities.

Control of the front door via application from the phone.

VAT is not included in the prices.

## Facilities

Aircondition, Split system  
Parking, Covered  
Storage  
Solar photovoltaic panels

Heating, Provision  
Elevator  
Solar water heater

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## Features

Easy access to main roads  
Balcony  
Double glazing  
En suite Bathroom  
Near bus route  
Roof Garden

Easy access to highway  
Pressurized water system  
Rental Potential  
Luxury specifications  
Near amenities